

General Point on Design Guides

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Design Guides Subpart / Design Guides / Design Guides General	Victoria University of Wellington Students' Association	123.64	Support	Supports the endeavour to make the design guides more simplified and accessible as well as limiting the potential for different interpretations.	Retain Design Guides as notified.
Design Guides Subpart / Design Guides / Design Guides General	Victoria University of Wellington Students' Association	123.65	Support	Supports the prioritisation of higher density urban form and living and the public outcomes over private amenities.	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.1	Amend	<p>Considers that the suite of design guides in the PDP need considerable editing and tightening up to ensure the effectiveness and efficiency of the PDP.</p> <p>Considers that the suite of design guides in the PDP are too long and unnecessarily complicated, and the content needs to be reassessed and edited.</p> <p>Considers that the design guides need to be to the point and easy to use, and the proposed design guides don't achieve this.</p>	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.2	Amend	Considers that the specific amendments requested to the Centres and Mixed Use Design Guide and Residential Design Guide in the submission should be applied to all of the design guides.	Seeks that all Design Guides are subject to a high level of scrutiny and refinement.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.3	Amend	Considers that as the design guides overlap and assessments will be required against more than one Design Guide, unnecessary complication will occur, particularly when repeated over multiple sites.	Seeks that the entire suite of Design Guides is restructured and coordinated to remove unnecessary overlap and repetition between the design guides.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.4	Amend	Considers that for small developments the full Design Guide may not be relevant and the level of assessment required will not be fit for purpose, being unnecessarily onerous and inefficient.	Seeks that the entire suite of Design Guides is restructured and coordinated to remove unnecessary overlap and repetition between the Design Guides.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.5	Amend	Considers that there is no mechanism for departing from the guidelines or clarity on how this will be assessed.	Seeks that the Design Guides include mechanism for departure from the guidelines, which should be tied into identified, relevant and numbered objectives or outcomes.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.6	Amend	Considers that the outcomes are identified as being part of this statutory document and must be met. Therefore these should be numbered to allow cross reference in assessments.	Seeks that the 'outcomes' in each design guide are numbered and integrate with the relevant section / guidelines to avoid flipping back and forth between Design Guides.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.7	Amend	Considers that the same set of outcomes appears in each of the Design Guides, in addition to the 16 page Introduction to the Design Guides. This is unnecessary repetition and has the effect of bloating the suite of guides.	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.8	Oppose	Considers that the function of the Design Guide Introduction is not clear, other than providing the rationale for the approach taken through the suite of guides. If that is the case, it is useful information for this process of explaining and implementing a new set of guides. But it does not and need to be and should not be within the set of statutory Design Guides.	Seeks that the Design Guide Introduction is removed from the Proposed District Plan.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.9	Amend	Considers that repetition should be eliminated from the Design Guides because the degree of overlap and repetition makes the document unnecessarily long, unwieldy and inefficient to apply. Because a point is made multiple times may not necessarily lead to efficient application, and it could give undue and unintended over-emphasis to some design direction. This would allow the design guides to be materially shortened without loss of content, and the task of applying them made considerably more efficient.	Seeks that the content of the Design Guides is restructured to eliminate repetition within individual design guides and edit to ensure consistency of expression of guidelines.

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Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.10	Amend	Considers that in many cases a matter is dealt with in a section by multiple guidelines, when it would be equally effective and more efficient to combine into a reduced number of guidelines. An example is Residential GG99, G101 and G102	Seeks that the content of the Design Guides is restructured to eliminate repetition within individual design guides and edit to ensure consistency of expression of guidelines.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.11	Amend	Considers that the guidelines in the design guides should be edited to ensure consistency of expression. Many are directive such as maintain visual connection..., Orientate building frontages; Use planting to..... But others are passive descriptive statements. Considers that the approach of being directive is preferred as it will enhance legibility and it will also allow the text to be shortened.	Seeks that the content of the Design Guides is restructured to eliminate repetition within individual design guides and edit to ensure consistency of expression of guidelines.
Design Guides Subpart / Design Guides / Design Guides General	McIndoe Urban Limited	135.12	Oppose in part	Considers that the Design Guides inappropriately combine good practice in detailed building design, specification and construction which are properly covered at the time of building consent with issues which relate to the design, configuration and amenity effects of the building. Those matters should be stripped out as they require a level of detail that is inappropriate to develop and provide before resource consent is granted. That is due to the cost of providing that information in a situation where it may be quite uncertain whether a consent can/will be achieved.	Seeks that requirements for detailed information on construction, materials, services that is only reasonably developed following receipt of resource consent are removed.
Design Guides Subpart / Design Guides / Design Guides General	Precinct Properties New Zealand Limited	139.58	Support	Generally supports the intent and provisions of the Design Guides. [Specific Design Guides not referenced]	Retain the Design Guides as notified.
Design Guides Subpart / Design Guides / Design Guides General	Precinct Properties New Zealand Limited	139.59	Oppose	Opposes the City Outcomes Contribution - referenced in the Design Guides and PDP	Seeks that all references to the City Outcomes Contribution are removed from the Design Guides and Proposed District Plan policies.
Design Guides Subpart / Design Guides / Design Guides General	Amos Mann	172.26	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks that accessibility and universal design requirements are provided for in the Design Guides and in incentives.
Design Guides Subpart / Design Guides / Design Guides General	Wellington City Youth Council	201.42	Amend	Supports making design guides clear and concise to facilitate easier access and accessible knowledge about design standards.	Seeks that design guides are clear and concise to facilitate easier access and accessible knowledge about design standards.
Design Guides Subpart / Design Guides / Design Guides General	Wellington City Youth Council	201.43	Not specified	Considers the importance of high quality, high density residential development and urban form, ensuring that people have access to green spaces, light, warmth, and air. Considers that high quality, sustainable materials should be a focus for buildings and infrastructure that stands the test of time. Considers that ensuring spaces are clean, welcoming and have an attractive aesthetic are also immensely important to contribute to wellbeing for everyone in the city.	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	Wellington City Youth Council	201.44	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that new builds and developments are required to be safe for those with different access needs.
Design Guides Subpart / Design Guides / Design Guides General	Wellington City Youth Council	201.45	Amend	[No specific reason given beyond decision requested - refer to original submission]	Seeks that design guides reward the use of environmentally sustainable building materials to promote climate friendly development.
Design Guides Subpart / Design Guides / Design Guides General	Wellington City Youth Council	201.46	Not specified	Supports and emphasises the importance of current, new, and renovation toward high-performance Buildings.	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	Wellington City Youth Council	201.47	Not specified	Considers that partnering with mana whenua especially for high impact urban developments is essential to weaving te ao Māori throughout the urban landscape.	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	Go Media Ltd	236.35	Not specified	Considers that the signs design guide is broad and open to interpretation.	Not specified.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Design Guides Subpart / Design Guides / Design Guides General	Alan Fairless	242.24	Amend	Considers that the District Plan is amended to encompass more new developments as controlled activities in respect of urban design to ensure that quality in design at a local level can be considered for the majority of developments.	Seeks that the Proposed District Plan is amended to encompass more new developments as controlled activities in respect of urban design and that this process is tied to community-level design guides as they are developed.
Design Guides Subpart / Design Guides / Design Guides General	Alan Fairless	242.25	Amend	Considers that Wellington is a folded landscape with valleys and ridges, where a single large dwelling in the wrong place can adversely affect many others. The Plan needs to allow and adjust for this reality by adopting a more carefully tailored and locally nuanced approach, rather than a one-size-fits-all approach. Planning needs to drive and encourage quality and ensure the design of new, more intensive development works with the city's idiosyncratic landscape and for the communities in which it is located.	Seeks that the District Plan strengthen the urban design qualities of the city through a more sophisticated approach to design guidance, in particular the use of local design guides tailored to local areas.
Design Guides Subpart / Design Guides / Design Guides General	Stratum Management Limited	249.41	Not specified	Considers that for apartment developments both the Residential Design Guide and Centres and Mixed Use Design Guide will apply, with over 200 guidelines to be considered and work through.	Seeks rationalisation of the Residential Design Guide to reduce the number of guidelines as much as possible.
Design Guides Subpart / Design Guides / Design Guides General	Stratum Management Limited	249.42	Not specified	Considers that for apartment developments both the Residential Design Guide and Centres and Mixed Use Design Guide will apply, with over 200 guidelines to be considered and work through.	Seeks rationalisation of the Mixed Use Design Guide to reduce the number of guidelines as much as possible.
Design Guides Subpart / Design Guides / Design Guides General	Stratum Management Limited	249.43	Support	Considers that the ranking of guidelines within the Design Guides is appropriate.	Retain ranking system in Design Guides as notified.
Design Guides Subpart / Design Guides / Design Guides General	Stratum Management Limited	249.44	Not specified	Considers that it is unclear what the 'Outcomes' section of each Design Guide attempts to achieve.	Seeks that the 'Outcomes' that read as policies are included as policies, if that is the intention; alternatively deletion or appropriate qualification of the 'Outcomes'.
Design Guides Subpart / Design Guides / Design Guides General	McDonald's	274.75	Amend	Considers it is important that the design guides are reference documents that sit outside the PDP, rather than being formally incorporated into it. Incorporating the design guides into the PDP elevates these provisions into the form of standards, rather than what they are intended to be as guidance. It is not appropriate to provide that the Council's discretion is restricted to all matters in the Design Guide. This does not give any clear direction or certainty for applicants and is onerous for the preparation and assessment of resource consent applications.	Seeks amendments to remove all direct references to the design guides in the PDP and for the relevant provisions to instead refer to the specific design outcomes that are being sought.
Design Guides Subpart / Design Guides / Design Guides General	Roland Sapsford	305.64	Amend	Considers that the objectives and rules relating to minimum sunlight in the Operative Plan rather than replace them with the minimum daylight provisions of the proposed Plan.	Seeks reinstatement of the operative district plan design guidance for minimum sunlight access [Inferred decision requested]
Design Guides Subpart / Design Guides / Design Guides General	Carolyn Stephens	344.13	Amend	Considers that the plan should strengthen the urban design qualities of the city through a more sophisticated approach to design guidance, in particular the use of local design guides tailored to local areas. [Refer to original submission for full reason]	Seeks that urban design qualities be strengthened in Design Guides.
Design Guides Subpart / Design Guides / Design Guides General	Greater Wellington Regional Council	351.333	Amend	Considers the design guides are one part of how the District Plan can give effect to the NPS-FM, and should rate freshwater matters with appropriate weight throughout the guides. The current ratings for guidelines for stormwater, freshwater bodies and water conservation are currently rated as having lowest weight in the residential design guide for example.	Seeks that Design Guides are amended as necessary to give effect to the NPS-FM, including by rating freshwater guidelines to recognise their importance.
Design Guides Subpart / Design Guides / Design Guides General	Greater Wellington Regional Council	351.334	Amend	Considers the design guides are one part of how the District Plan can give effect to the NPS-FM, and should rate freshwater matters with appropriate weight throughout the guides. The current ratings for guidelines for stormwater, freshwater bodies and water conservation are currently rated as having lowest weight in the residential design guide for example.	Seeks to apply ratings for freshwater matters equally between the Rural Design Guide and the Urban Design Guide.

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Design Guides Subpart / Design Guides / Design Guides General	Greater Wellington Regional Council	351.335	Amend	Considers that the Regional Standard for Water Services should be referenced directly through design guides, which provides technical engineering detail and contains specific infrastructure requirements for development.	Seeks to reference the Regional Standard for Water Services in Design Guides.
Design Guides Subpart / Design Guides / Design Guides General	Greater Wellington Regional Council	351.336	Amend	Considers that the Regional Standard for Water Services is not referenced directly through design guides, which provides technical engineering detail and contains specific infrastructure requirements for development.	Seeks to ensure emphasis on water conservation throughout guides, including mandate for the use of rainwater tanks and other best practices for water conservation such as low-flow devices, in new developments
Design Guides Subpart / Design Guides / Design Guides General	Woolworths New Zealand	359.95	Not specified	Considers that urban design aspirations in Design Guides should not be used as a veto for the operational and functional requirements of commercial activities in commercial zones, specifically supermarkets. The submitter considers that the inclusion of reference to Design Guides as matters of discretion in the PDP with respect to development in Centres and Mixed-Use zones and in terms of Signs elevates their statutory relevance whilst introducing a subjective yet prescriptive assessment framework that gives rise to uncertainty and unnecessary complexity in consenting, even with generally anticipated restricted discretionary activities. Specific to supermarkets, which are typically larger in scale than regular high street or boutique retail, building bulk and scale is a function of supermarkets' unique operational and functional requirements, which themselves can still be managed through consideration of design, bulk and location, however to a different standard than currently outlined in the Centres and Mixed-Use Design Guide.	Seeks that Design Guides are not used as a veto for the operational and functional requirements of commercial activities in commercial zones, specifically supermarkets.
Design Guides Subpart / Design Guides / Design Guides General	Woolworths New Zealand	359.96	Amend	Considers that the status of the notification of these Guides, as well as their bearing on subsequent legal weighting as the plan-making process continues should be clarified. The PDP states that these Design Guides have been notified using the ISPP process, however, they have been referenced in the context of parts of the PDP which have been notified under both the ISPP process and the P1 Sch1 process. The status of these Guides would appear to be statutory by reference within the matters of discretion of relevance. Given the prescriptive, yet subjective, nature of the assessment, elevating these Guides to a statutory requirement for compliance or assessment is not considered appropriate or commensurate in respect of a restricted discretionary activity assessment. In the proposed consenting framework this means that the design of supermarket buildings will be considered against all matters within these Guides (which have been ranked via a rating system). The subjective nature of the Design Guides and their inclusion as matters of discretion for restricted discretionary activities is opposed by Woolworths as it is considered that restricted discretionary consent applications should be straightforward with clear discretion parameters. [Refer to original submission for full reason]	Seeks clarification on the status of the notification of Design Guides, as well as their subsequent legal weighting.
Design Guides Subpart / Design Guides / Design Guides General	Elizabeth Nagel	368.18	Amend	Considers that the plan should be amended to encompass more new developments as controlled activities in respect of urban design. This is to ensure that quality in design at a local level can be considered for the majority of developments, and that this process is tied to community-level design guides as they are developed. [Refer to original submission for full reason]	Seeks that the plan be amended to encompass more new developments as controlled activities in respect to urban design.

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Design Guides Subpart / Design Guides / Design Guides General	Elizabeth Nagel	368.19	Amend	Considers that the plan should strengthen the urban design qualities of the city through a more sophisticated approach to design guidance, in particular the use of local design guides tailored to local areas. [Refer to original submission for full reason]	Seeks that urban design qualities be strengthened in Design Guides.
Design Guides Subpart / Design Guides / Design Guides General	Glenside Progressive Association Inc	374.11	Amend	Considers that Design guides should be stricter in restricting earthworks in elevated development area, particularly Upper Stebbings and Glenside West.	Seeks that Design Guides be stricter in restricting earthworks in elevated development areas, particularly Upper Stebbings and Glenside West.
Design Guides Subpart / Design Guides / Design Guides General	WCC Environmental Reference Group	377.516	Support in part	Generally supportive.	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	Kāinga Ora Homes and Communities	391.765	Oppose in part	The inclusion of Design Guidelines in the Plan is opposed, as they act as de facto rules to be complied with. Any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan is opposed. The Design Guidelines should be treated as a non-statutory tool. If there is content of a Design Guideline that Council wants in the Plan, it is sought that that these are relocated within a specific rule, matter of discretion or assessment criterion. where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.	Remove Design Guides from within the District Plan, as well as any references or requirements related to Design Guides. Treat Design Guides as non-statutory tools, outside of the District Plan.
Design Guides Subpart / Design Guides / Design Guides General	Kāinga Ora Homes and Communities	391.766	Amend	Considers that Design Guidelines should sit outside the Plan as guidance regarding best practice design outcomes. (Option A)	Seeks that a note be added in the District Plan as follows: <u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u>
Design Guides Subpart / Design Guides / Design Guides General	Kāinga Ora Homes and Communities	391.767	Amend	Considers that design guidelines should be amended, simplified, and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development. (Option B)	Amend Design Guidelines to clarify and simplify them. [See original submission for further details].
Design Guides Subpart / Design Guides / Design Guides General	Kāinga Ora Homes and Communities	391.768	Amend	Considers that Kāinga Ora should get the opportunity to review Design Guidelines if they are to remain a statutory document. (Option C)	Seeks that Kāinga Ora be allowed to review Design Guidelines.
Design Guides Subpart / Design Guides / Design Guides General	Investore Property Limited	405.138	Amend	Considers that it is important that the design guides are reference documents that sit outside the district plan, rather than being formally incorporated into the district plan. Incorporating the design guides into the district plan elevates these provisions into the form of standards, rather than what they are intended to be as guidance. The Centres and Mixed-Use Design Guide is supported and a helpful tool, however it should be a reference document that sits outside the district plan [Refer to original submission for full reason].	Seeks that the design guides are reference documents that sit outside of the district plan, rather than being formally incorporated into the district plan.
Design Guides Subpart / Design Guides / Design Guides General	Guy Marriage	407.8	Amend	Considers that a multi-unit specific design guide is much needed. [See original submission for full reason]	Seeks the addition of a Multi-Unit Design Guide.
Design Guides Subpart / Design Guides / Design Guides General	Guy Marriage	407.9	Amend	Considers that while the Facades section of the Centres and Mixed Use Design Guide has 4 points listed under Facades (and no such Star system ***) and 9 points regarding Artificial Lighting, there is no associated rating for Natural Lighting, or Sunlight and that all these points need to be related.	Seeks that points on Facades, Artificial Lighting, Natural Lighting and Sunlight need to be related.

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Design Guides Subpart / Design Guides / Design Guides General	Guy Marriage	407.10	Not specified	Considers that access to natural light and daylight and sunlight is just as important in the Inner City Housing as it is in suburban areas.	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	Cheryl Robilliard	409.7	Support	[No specific reason given beyond decision requested - see original submission]	Retain Design Guides as notified. [Inferred decision requested]
Design Guides Subpart / Design Guides / Design Guides General	VicLabour	414.51	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks the prioritisation of pedestrian experience, including the emphasis on accessibility, for subdivisions.
Design Guides Subpart / Design Guides / Design Guides General	VicLabour	414.52	Not specified	Considers that accessibility needs to be a key focus throughout the plan.	Seeks that the Council considers recommendations from disabled people and advocates and explore co-design with remuneration where appropriate.
Design Guides Subpart / Design Guides / Design Guides General	VicLabour	414.53	Amend	Supports references to waste minimisation.	Seeks that provisions for waste minimisation should be strengthened where possible
Design Guides Subpart / Design Guides / Design Guides General	VicLabour	414.54	Support	Supports emphasis on mitigating stormwater problems, and particularly endorse the water conservation guidelines	Retain design guidance relating to mitigating storm water and water conservation. [inferred decision requested]
Design Guides Subpart / Design Guides / Design Guides General	VicLabour	414.55	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that ecology guidelines should incorporate a te ao Māori perspective
Design Guides Subpart / Design Guides / Design Guides General	VicLabour	414.56	Amend	Support guidelines around the installation of place-based site interpretation.	Seeks a greater emphasis on recognising history of places and sites in a way that is not settler perspective dominant
Design Guides Subpart / Design Guides / Design Guides General	VicLabour	414.57	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the design guides include direction that within walking catchments of the central city transport links car parking may not be required, with emphasis on accessibility.
Design Guides Subpart / Design Guides / Design Guides General	VicLabour	414.58	Amend	Supports sustainable building and considers more can be done.	Seeks that a low emissions design guide be made compulsory.
Design Guides Subpart / Design Guides / Design Guides General	Willis Bond and Company Limited	416.197	Support in part	Supports the intent of the Design Guides, their inclusion in the PDP significantly expands the matters Council must consider when exercising its discretion and, perversely, may even limit Council's flexibility to promote quality design outcomes. While well-intentioned, the Design Guides may become a 'tick-box' exercise and may discourage innovation. Our proposal is to make the Design Guides nonstatutory; they should be a useful 'how-to' resource (for example, like the Auckland Design Manual) which developers and Council can turn to when considering the design of new developments. It also provides more flexibility to adjust the Guides over time, as requirements and preferred design outcomes evolve, without requiring a plan change process.	Supports the intent of the design guides, but seeks that these are non-statutory.
Design Guides Subpart / Design Guides / Design Guides General	Willis Bond and Company Limited	416.198	Amend	Supports the intent of the Design Guides, their inclusion in the PDP significantly expands the matters Council must consider when exercising its discretion and, perversely, may even limit Council's flexibility to promote quality design outcomes. While well-intentioned, the Design Guides may become a 'tick-box' exercise and may discourage innovation. Our proposal is to make the Design Guides nonstatutory; they should be a useful 'how-to' resource (for example, like the Auckland Design Manual) which developers and Council can turn to when considering the design of new developments. It also provides more flexibility to adjust the Guides over time, as requirements and preferred design outcomes evolve, without requiring a plan change process.	Amend the Design Guides to be non-statutory [Inferred decision requested].
Design Guides Subpart / Design Guides / Design Guides General	Willis Bond and Company Limited	416.199	Amend	Considers that maximum building depth is too restrictive and they do not consider that it meets the section 32, Resource Management Act 1991 tests for appropriateness.	Include HRZ-S16 (Maximum building depth for multi-unit housing or a retirement village) in a non-statutory Design Guide.
Design Guides Subpart / Design Guides / Design Guides General	Willis Bond and Company Limited	416.200	Amend	considers that maximum building depth is too restrictive and the submitter does not consider that it meets the section 32 Resource Management Act 1991 tests for appropriateness.	Submitter suggests that Council may wish to include the maximum building depth provision in a non statutory Design Guide.

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Design Guides Subpart / Design Guides / Design Guides General	Willis Bond and Company Limited	416.201	Oppose	<p>Generally supports the intent of the Design Guides, but opposes their inclusion in the District Plan for the following reasons:</p> <ul style="list-style-type: none"> - In many areas, the Design Guides overlap with the objectives and policies in Part 3. This will cause confusion for both planners and developers in attempting to interpret the Design Guides alongside Part 3. In particular, the submitter queries how the 'Outcomes' in the Design Guides are to be read alongside other provisions in the plan. - It will be simpler to update the Design Guides to reflect best practice if they remain non-statutory. - The way the Design Guides are included as relevant criteria for restricted discretionary activities significantly expands the Council's discretion beyond what could normally be expected, for example, the Residential Design Guide contains various provisions dealing with internal areas such as G114-116 (internal living spaces) and G130-131 (internal storage). 	Seeks that references to the Design Guide in the Proposed District Plan be removed and that the Design Guides should be non-statutory in a similar way to the Auckland Design Manual. They should be used for guidance on how the objectives and policies in Part 3 may be implemented.
Design Guides Subpart / Design Guides / Design Guides General	Willis Bond and Company Limited	416.202	Amend	<p>Generally supports the intent of the Design Guides, but opposes their inclusion in the District Plan for the following reasons:</p> <ul style="list-style-type: none"> - In many areas, the Design Guides overlap with the objectives and policies in Part 3. This will cause confusion for both planners and developers in attempting to interpret the Design Guides alongside Part 3. In particular, the submitter queries how the 'Outcomes' in the Design Guides are to be read alongside other provisions in the plan. - It will be simpler to update the Design Guides to reflect best practice if they remain non-statutory. - The way the Design Guides are included as relevant criteria for restricted discretionary activities significantly expands the Council's discretion beyond what could normally be expected, for example, the Residential Design Guide contains various provisions dealing with internal areas such as G114-116 (internal living spaces) and G130-131 (internal storage). 	Seeks that if the Design Guides are to be retained, the Design Guides should be significantly pared back and reviewed for double-up / alignment with the objectives and policies in Part 3.
Design Guides Subpart / Design Guides / Design Guides General	Willis Bond and Company Limited	416.203	Amend	<p>Generally supports the intent of the Design Guides, but opposes their inclusion in the District Plan for the following reasons:</p> <ul style="list-style-type: none"> - In many areas, the Design Guides overlap with the objectives and policies in Part 3. This will cause confusion for both planners and developers in attempting to interpret the Design Guides alongside Part 3. In particular, the submitter queries how the 'Outcomes' in the Design Guides are to be read alongside other provisions in the plan. - It will be simpler to update the Design Guides to reflect best practice if they remain non-statutory. - The way the Design Guides are included as relevant criteria for restricted discretionary activities significantly expands the Council's discretion beyond what could normally be expected, for example, the Residential Design Guide contains various provisions dealing with internal areas such as G114-116 (internal living spaces) and G130-131 (internal storage). 	Seeks that if the Design Guides are to be retained, the Design Guides should be significantly pared back and reviewed for double-up / alignment with the objectives and policies in Part 3.

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Design Guides Subpart / Design Guides / Design Guides General	Willis Bond and Company Limited	416.204	Amend	<p>generally supports the intent of the Design Guides, but opposes their inclusion in the District Plan for the following reasons:</p> <ul style="list-style-type: none"> - In many areas, the Design Guides overlap with the objectives and policies in Part 3. This will cause confusion for both planners and developers in attempting to interpret the Design Guides alongside Part 3. In particular, the queries how the 'Outcomes' in the Design Guides are to be read alongside other provisions in the plan. - It will be simpler to update the Design Guides to reflect best practice if they remain non-statutory. - The way the Design Guides are included as relevant criteria for restricted discretionary activities significantly expands the Council's discretion beyond what could normally be expected, for example, the Residential Design Guide contains various provisions dealing with internal areas such as G114-116 (internal living spaces) and G130-131 (internal storage). 	Seeks that Council consider a Design Excellence Panel (or similar) which is constituted for each project (with representatives agreed by Council and the developer) and is charged with ensuring the development achieves the quality urban outcomes sought by Council. Submitter notes that provided approval is obtained from the Design Excellence Panel, Council would not have discretion to consider urban outcomes (to ensure there is no overlap of roles between Council and the Design Excellence Panel).
Design Guides Subpart / Design Guides / Design Guides General	Fabric Property Limited	425.105	Amend	<p>Submitter supports the intent and provisions of the design guides. However, it is important that the design guides are reference documents that sit outside the District Plan, rather than being formally incorporated into the District Plan. Incorporating the design guides into the district plan elevates these provisions into the form of standards, rather than what they are intended to be as guidance.</p> <p>It is not appropriate to provide that the Council's discretion is restricted to all matters in the design guides, for example under Rules CCZ-R19 and CCZ-20. This does not give any clear direction or certainty for applicants, and it would be onerous to potentially address two design guides in the preparation and assessment of resource consent applications.</p> <p>Submitter seeks amendments to remove all direct references to the design guides in the Proposed Plan and for the relevant district plan provisions to instead refer to the specific design outcomes that are being sought. As above, the Centres and Mixed-Use Design Guide is supported and a helpful tool, however it should be a reference document that sits outside the District Plan, and can be appropriately referenced in the relevant plan provisions in the following way "For guidance, refer to the Centres and Mixed-Use Design Guide".</p> <p>Considers that the Centres and Mixed Use, and Residential design guides have the potential to overlap and conflict with each other. Some activities, such as construction of buildings, may require separate design assessments under the two design guides. To avoid conflict and duplication the design guides should be combined into a single document.</p>	Seeks that Design Guides are removed from the Proposed District Plan and used as external reference documents.
Design Guides Subpart / Design Guides / Design Guides General	Miriam Moore	433.20	Support in part	Support of the design guides holding statutory weight as a matter of discretion in the PDP.	Retain provision, subject to amendments, as outlined other submission points.
Design Guides Subpart / Design Guides / Design Guides General	Miriam Moore	433.21	Support in part	<p>Considers that assessments against the Design Guide(s) could take extra time in the consenting process.</p> <p>Seeks that the Council is well-resourced in Design Review, and works well with developers to get good and timely outcomes. Hopes the enforcement of design guides can achieve a good number of accessible homes - Auckland's similar intensification rules have resulted in many multi -storey terraced homes, while these are good compact designs for family homes, they exclude our ageing population and those who aren't able bodied. Believes Wellington needs density to be inclusive and done well to bring those on board, who may be nervous about the changes coming.</p>	Seeks consent efficiency.

General Point on Design Guides

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Design Guides Subpart / Design Guides / Design Guides General	Paul M Blaschke	435.11	Support	Supports the widespread use of Design Guides and their inclusion in the statutory plan.	Retain Design Guides as notified.
Design Guides Subpart / Design Guides / Design Guides General	Marilyn Head	457.8	Amend	Considers the landscaping standards to be too low. [Refer to original submission for full reason]	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	Greater Brooklyn Residents Association Inc's	459.14	Amend	Considers it is appropriate to amend design guide as enough capability in the current plan to accommodate the projected population growth.	Seeks to amend the design guides. [inferred decision requested].
Design Guides Subpart / Design Guides / Design Guides General	Anita Gude and Simon Terry	461.31	Support in part	Considers that the WCC's latest revisions of the design guides has produced a lot of very good changes. There are now far clearer descriptions of what defines the character that is sought to be protected, compared to that laid out in the versions that accompanied the draft district plan.	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	Stride Investment Management Limited	470.63	Support in part	Supports in general the intent and provisions of the design guides.	Not specified.
Design Guides Subpart / Design Guides / Design Guides General	Stride Investment Management Limited	470.64	Amend	Considers that it is important that design guides are reference documents that sit outside of the district plan. Including them in the district plan elevates them into standards, rather than guidance. Considers that it is not appropriate to provide that the councils discretion is restricted to all matters in design guides. The design guides do not provide any clear direction or certainty for applicants and it is onerous to potentially need to address two design guides.	Seeks that the design guides are used as reference documents which sit outside of the district plan
Design Guides Subpart / Design Guides / Design Guides General	Foodstuffs North Island	476.102	Support in part	Generally supports the intent and provisions of the Design Guide, it is important that the design guides are reference documents that sit outside the PDP, rather than being formally incorporated into it. Incorporating the design guides into the PDP elevates these provisions into the form of standards, rather than what they are intended to be as guidance. It is not appropriate to provide that the Council's discretion is restricted to all matters in the Design Guide. This does not give any clear direction or certainty for applicants and is onerous for the preparation and assessment of resource consent applications.	Remove the design guides from the plan and instead revise provisions to refer to the specific design outcomes that are being sought.
Design Guides Subpart / Design Guides / Design Guides General	Living Streets Aotearoa	482.62	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Design Guides ensure that there are no blank frontages.
Design Guides Subpart / Design Guides / Design Guides General	Living Streets Aotearoa	482.63	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks that the Design Guides ensure that entryways are designed so people entering buildings can move off the public space while they do that (e.g. while they find their keys or seek permission to enter).
Design Guides Subpart / Design Guides / Design Guides General	Living Streets Aotearoa	482.64	Not specified	Considers that the worst possible outcome for pedestrians is that they are in a cold, wet space that never dries out in winter because it never gets any sun.	Seeks that the Design Guides ensure that buildings do not unduly shade public space unless they are providing a verandah.
Design Guides Subpart / Design Guides / Design Guides General	Living Streets Aotearoa	482.65	Not specified	Considers that there are a number of buildings in Wellington that generate their own weather in the adjacent public square eg. Majestic Centre.	Seeks that the Design Guides ensure that design does not generate wind problems.
Design Guides Subpart / Design Guides / New design guide	Historic Places Wellington	182.31	Amend	Considers that the design guides as notified are too 'loose'.	Seeks a new multi unit design guide to ensure that new development is well designed and will complement the predominant patterns of local neighbourhoods. [Inferred decision requested]
Design Guides Subpart / Design Guides / New design guide	Historic Places Wellington	182.32	Not specified	Considers that urban design panels could be used as part of the assessment process [of the new multi unit design guide]. [Refer to original submission].	Not specified.

General Point on Design Guides

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Design Guides Subpart / Design Guides / New design guide	Alan Fairless	242.26	Amend	Considers that local Design Guides, founded on a sophisticated understanding of local character, are a proven and effective vehicle for addressing good residential quality.	Seeks that local design guides, tailored to local areas, are created and used to strengthen the urban design qualities of the city. [Inferred decision requested].
Design Guides Subpart / Design Guides / New design guide	Wellington Branch NZIA	301.13	Amend	Considers that the Multi-Unit Design Guide should be reinstated, or otherwise brought back in a revised form.	Seeks that the Multi-Unit Design Guide be reinstated.
Design Guides Subpart / Design Guides / New design guide	Roland Sapsford	305.65	Amend	Considers that an Aro Valley specific design guide which applies to all new developments within the existing character areas (as identified in the Operative Plan) should be instated.	Reinstate the Operative Plan's Design Guide specific to Aro Valley.
Design Guides Subpart / Design Guides / New design guide	Willis Bond and Company Limited	416.205	Amend	Submitter considers that the building separation distance is too restrictive and they do not consider it meets the RMA tests for appropriateness.	Include HRZ-S17 (Minimum building separation distance for multi-unit housing or a retirement village) in a non-statutory Design Guide.
Design Guides Subpart / Design Guides / New design guide	Greater Brooklyn Residents Association Inc's	459.15	Amend	Considers that this would be a great move to sustainability. Considers that a 'must' have rather than a negotiation to get more height and induce more shading for others, if it is installed.	Seeks that all new developments must have solar or wind for communal lighting and heating.
Design Guides Subpart / Design Guides / New design guide	Greater Brooklyn Residents Association Inc's	459.16	Amend	Considers that there will never be another chance to include this in a building than when it is built. Considers that retrofitting will be expensive.	Seeks that water conservation would be madatory in design guides. [Inferred decision requested].
Design Guides Subpart / Design Guides / New design guide	Craig Palmer	492.49	Amend	[No specific reason given beyond decision requested - refer to original submission].	Seeks that Design Guides are introduced for all verandahs. [Refer to original submission for full guidance on verandah design guide notes].